

REGULAR CITY COUNCIL MINUTES

25541 Barton Road, Loma Linda, CA 92354

June 10, 2025, 5:30 PM - June 10, 2025, 8:39 PM

Roll Call: *(The following members were in attendance)*

- **Phillip Dupper**, Mayor
- **Ronald Dailey**, Mayor pro tempore
- **Rhodes Rigsby**, Councilmember
- **Ovidiu Popescu**, Councilmember
- **Rhonda Spencer-Hwang**, Councilmember via teleconferencing

1. Call to Order

1.A. Call to Order- 5:30 PM

The meeting was called to order at 5:30 pm and immediately recessed into closed session.

1.B. Roll Call-

All Councilmembers present. Councilmember Spencer-Hwang participated via teleconferencing.

Staff present: T. Jarb Thaipejr, City Manager; Diane Robbins, City Attorney; Lynette Arreola, City Clerk; Sonia Fabela, Finance Director; Dan Harker, Fire Chief; Lorena Matarrita, Community Development Director; Andy Ramirez, Assistant City Manager; Andrew Sanchez, Customer Support Technician; and Lt. Kaysie Smith, San Bernardino County Sheriff's Department

1.C. Closed Session - 5:30 pm - Council Board Room- 7:06 PM

The City Council meeting reconvened at 7:06 pm.

City Attorney Robbins announced that the City Council met in closed session on the item listed on the agenda. She stated that direction was provided to staff and no other action reported.

1.D. Invocation and Pledge of Allegiance - Mayor Dupper- 7:06 PM

The Invocation and Pledge of Allegiance were led by Mayor Dupper.

1.E. Items to be Added or Deleted- 7:06 PM

No items were added or deleted.

1.F. Oral Reports/Public Participation - Non-Agenda Items (Each Speaker limited to 3 minutes. Pursuant to the Brown Act, no action or discussion can be taken by City Council)- 7:06 PM

No public participating upon invitation by the Mayor.

2. Scheduled and Related Items

2.A. Presentation - First Public Hydrogen (PH2) Joint Power Authority [Assistant City Manager]- 7:06 PM

Assistant City Manager Ramirez introduced Jason Caudle, CEO for First Public Hydrogen (FPH2).

Jason Caudle, First Public Hydrogen, introduced himself noting his years of experience working in local government. He noted that they are partnering with the City of Lancaster, which was the first city to establish a Community Choice Aggregation (CCA) program through Lancaster Choice Energy, noting that they manage the CCA portfolios for eight other cities. From that effort, Lancaster sought to develop hydrogen production with the goal of creating jobs, generating revenue, and achieving long-term sustainability. He explained how the City of Lancaster advanced its hydrogen project by identifying significant producers of green hydrogen but have small off takers. They turned to municipal governments to help aggregate demand and develop a coordinated solution. They created First Public Hydrogen, which is a joint powers authority among the Cities of Industry, Lancaster, Fresno, Rowland Water District and is inviting the City of Loma Linda to partner in, with the goal of reducing risk for producers so they can get new energy sources developed and that they can participate as off takers collectively. He noted that their goal is to aggregate the demand so all the agency partners can work together to go procure collectively a significant volume of hydrogen. They are reaching out to transit agencies and agency ports to convert to the used of hydrogen. He noted the key component in this for cities is not only the fleet, but also stationary electricity. He identified the Board Members and explained how to be a member of the First Public Hydrogen network and the benefits for the offtakers to secure hydrogen, competitive pricing and engage in energy.

Mayor pro tempore Dailey stated that he is the city representative to Omnitrans and there is an unfunded state mandate for all public transportation vehicles to be at zero emissions. He asked what are the benefits and challenges among CNG, electric and hydrogen.

Mr. Caudle stated that there are two primary zero-emission solutions: electric and hydrogen. While compressed natural gas (CNG) does reduce emissions, it is not entirely zero-emission. He explained that in certain cases, hydrogen is a more effective option, but may cost more. Expanding their partnership with local agencies can help to reduce hydrogen-related costs. He noted that many transit agencies have conducted their own analyses to determine which technology best suits their needs. He briefly discussed challenges associated with securing federal funding for such projects. In response to a question, Mr. Caudle outlined the potential economic benefits for Loma Linda if the City were to participate. These include the City's strategic proximity to major freeways, which is advantageous from a transportation standpoint, and the opportunity to supply power to the hospital as it continues to expand. He explained that by integrating into a hydrogen network, the City could access a more affordable energy supply compared to the current grid. Additionally, stationary hydrogen power systems could support City facilities using compact, cabinet-sized equipment. He added that hydrogen production systems can be relatively small, depending on the technology used.

Councilmember Rigsby asked whether the plan was to transition directly to "green" hydrogen.

Mr. Caudle responded that while the goal is to ultimately rely entirely on green hydrogen, the approach is not limited to green sources initially. He noted that they would have to build to get to that scale. He went on to explain the process for joining the initiative as a member. He noted that outreach efforts are underway to engage multiple agencies across the state in forming the JPA. Mr. Caudle also expressed his willingness to give a presentation to Omnitrans regarding the initiative.

Assistant City Manager Ramirez stated that the presentation was for informational purposes. He noted that if it is the Council's consensus to explore partnering in the JPA, staff can schedule the item for a future meeting with additional details, at which time the City Council may take formal action on whether to join.

Councilmember Spencer-Hwang acknowledged the discussion of potential benefits but expressed interest in receiving more information on possible adverse impacts on the environment and community.

City Attorney Robbins stated that what staff would prefer doing is return with information on the benefits and impacts before being given direction to review agreements.

Mayor Pro Tempore Dailey stated that he would prefer to present the concept to Omnitrans first to gain their perspective before bringing the matter back to the City Council where he can make recommendation to the Council. City Manager Thaipejr stated that he has clear direction and will coordinate with the presentation with Omnitrans.

2.B. Public Hearing - Council Bill #R-2025-16 - A Resolution Adopting the Annual Report and Assessments for the Landscape Maintenance District 1 for Fiscal Year 2025-2026 [Public Works]- 7:36 PM

Public Hearing was opened at 7:36 PM and closed at 7:37 PM

City Manager Thaipejr presented the report stating that on May 13, 2024, the City Council adopted Resolutions to initiate the proceedings, to approve the preliminary review of the Engineer's Report and set the public hearing for June 10, 2025. He noted that staff is recommending adoption of the Annual Report and Assessment for the Landscape Maintenance District 1 for FY 2025-26.

The public hearing and open and closed without participation.

Motion by Rhodes Rigsby, seconded Ronald Dailey, passing by a vote of 5-0-0-0-0,
to Adopt Council Bill #R-2025-16, RESOLUTION NO 3252 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, ORDERING THE CONTINUED MAINTENANCE OF LANDSCAPE MAINTENANCE DISTRICT NUMBER 1, AND CONFIRMING ENGINEER'S REPORT AND LEVYING ASSESSMENT FOR FISCAL YEAR 2025/2026.

2.C. Public Hearing - Council Bill #R-2025-17 - A Resolution Adopting the Annual Report and Assessments for the Street Light Benefits Assessment District No. 1 for Fiscal Year 2025-2026 [Public Works]- 7:38 PM

Public Hearing was opened at 7:38 PM and closed at 7:38 PM

City Manager Thaipejr presented the report stating that on May 13, 2024, the City Council adopted Resolutions to initiate the proceedings, to approve the preliminary review of the Engineer's Report and set the public hearing for June 10, 2025. He noted that staff is recommending adoption of the Annual Report and Assessment for the Streetlight Benefits Assessment District No. 1 for FY 2025-26.

The public hearing and open and closed without participation.

Motion by Rhodes Rigsby, seconded Ovidiu Popescu, passing by a vote of 5-0-0-0-0,
to Adopt Council Bill #R-2025-17, RESOLUTION NO 3253, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALLIFORNIA, ORDERING THE CONTINUED MAINTENANCE OF STREET

3. Consent Calendar

Motion by Rhodes Rigsby, seconded Ovidiu Popescu, passing by a vote of 5-0-0-0-0,
to Approve the Consent Calendar as submitted.

3.A. Approve Minutes of April 22, 2025 [City Clerk]- 7:40 PM

Approved minutes of April 22, 2025, as submitted.

3.B. Approve Minutes of May 13, 2025 [City Clerk]- 7:40 PM

Approved minutes of May 13, 2025, as submitted.

3.C. Approve Minutes of May 27, 2025 [City Clerk]- 7:40 PM

Approved minutes of May 27, 2025, as submitted.

3.D. Approve Demands Register dated June 10, 2025 [Finance]- 7:40 PM

Approved the Demands Register dated June 10, 2025, with commercial demands totaling
\$653,901.62, and Payroll dated June 5, 2025, totaling \$462,284.01.

3.E. Fire Department's Activity Report - May 2025 [Fire]- 7:40 PM

Accepted the report for filing.

**3.F. Council Bill #R-2025-20 - A Resolution Adopting the Road Repair and Accountability
Act of 2017 (SB 1) Project List for Fiscal Year 2025/2026 and Repealing Resolution No.
3213 [Public Works]- 7:40 PM**

Adopted as recommended Council Bill #R-2025-20 to:

RESOLUTION NO. 3254

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, ADOPTING A LIST
OF PROJECTS FOR FISCAL YEAR 2025-26 FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY
ACT OF 2017 AND REPEALING RESOLUTION NO. 3213.

**3.G. Council Bill #R-2025-21 - A Resolution Adopting a Five-Year Capital Project Needs
Analysis (CPNA) for Fiscal Years 2026/2027 through 2030/2031 [Public Works]- 7:40 PM**

Adopted as recommended Council Bill #R-2025-21 to:

RESOLUTION 3255

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA,
STATE OF CALIFORNIA, ADOPTING THE MEASURE I FIVE-YEAR CAPITAL PROJECT NEEDS ANALYSIS (CPNA)
FOR FISCAL YEARS 2026/2027 THROUGH 2030/2031.

4. Old Business

**4.A. Council Bill #O-2025-02 - (Second Reading) - An Ordinance Amending the Municipal
Code to Establish Fire Hazard Severity Zones (FHSZ) Section in Chapter 32 of Title 15**

(Building and Construction) of the Loma Linda Municipal Code Pursuant to Government Code Section 51178 of the California Fire Code [Fire]- 7:45 PM

Fire Marshall Tom Ingalls noted from his previous presentation the science behind the fire maps. As an update, he reported that the City has received a grant to hire a consultant to assist in developing the Community Wildfire Protection Plan, a process expected to take approximately two years. While he cannot guarantee it, he noted that this plan may serve as a mechanism to help reduce insurance premiums and would also benefit local HOA's.

Motion by Ovidiu Popescu, seconded Rhonda Spencer-Hwang, passing by a vote of 5-0-0-0, *to Adopt Council Bill #O-2025-02, waiving the reading of the ordinance in its entirety and reading by title only, Ordinance NO 785 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, CALIFORNIA, AMENDING THE MUNICIPAL CODE TO ESTABLISH THE FIRE HAZARD SEVERITY ZONES SECTION IN CHAPTER 32 OF TITLE 15 (BUILDING AND CONSTRUCTION) OF THE LOMA LINDA MUNICIPAL CODE*

4.B. Tobacco Retail License Ordinance - Informational Report Update [Assistant City Manager]- 7:46 PM

Assistant City Manager Ramirez noted that City Council directed staff to provide a background and a comparative analysis of the tobacco retail license ordinance from three local agencies - Adelanto, Colton and Hesperia. He noted that analysis as well as the the local feasibility and enforcement costs, levels of violation for the City will be presented to Council He briefly provided the State's California Cigarette and Tobacco Products Licensing Act of 2003.

Fire Marshal Ingalls delivered a PowerPoint presentation providing a comparative analysis of the Tobacco Retail License (TRL) Ordinances of the three cities, focusing on enforcement measures and youth access restrictions. His presentation covered each city's license application requirements, conditions for denial, inspection frequencies, compliance standards, annual license fees, levels of violations, enforcement procedures, and penalties. He noted that among the three cities, Hesperia maintains the most robust TRL program. He noted that Lt. Smith provided estimated costs for conducting sting operations, and he added that the City is applying for grants to help fund the law enforcement component. He also reported that the City is currently conducting a fee study to cover all the appropriate fees involved in a TRL program. Additionally, he mentioned that the City of Anaheim has adopted a TRL Ordinance that will take effect in 2026. He concluded by requesting direction from the City Council on how to proceed.

Mayor Pro Tempore Dailey expressed his support for the overall direction of the ordinance but raised concerns about the program's operational costs of the program and the feasibility of conducting sting operations with the City's current budget situation. Fire Marshal Ingalls stated that the sting operation is optional.

Councilmember Spencer-Hwang stated that she would like staff to return with a draft ordinance that includes the fees and costs for the program.

Councilmember Rigsby asked what the adopted TRL ordinances in other cities provide beyond existing State law. He stated that he does not support duplicating State regulations if doing so would have little to no impact, and he expressed doubt that adopting a local ordinance would add meaningful enforcement beyond what the State already provides. Fire Marshal Ingalls responded that

he did not receive feedback from Adelanto and Colton, but Hesperia was clear about the intent and purpose of its ordinance. He added that the strength and effectiveness of any TRL program would depend on the level of direction and support provided by the City Council.

Mayor Dupper stated that he does not like being pressured by outside groups to take ordinance actions, but consider items that will benefit the City. He expressed concern about adopting an ordinance that mirrors existing regulations. He conducted his own research and noted that the City of Anaheim's ordinance was primarily intended to address issues with smoke and tobacco shops that were operating illegal gambling activities, rather than selling to minors. He explained that licensing tobacco shops provided Anaheim with the authority to conduct inspections, which helped address illegal activity. Additionally, Anaheim created a specific definition for "tobacco retail shops," based on the percentage of visible tobacco inventory, ensuring the ordinance targeted tobacco stores without affecting grocery stores or gas stations. Mayor Dupper stated that this approach gives him a reason to support the proposed ordinance. He asked staff to use Anaheim's Ordinance, since it is more robust.

Councilmember Popescu stated that there was enough data that staff provided where he supports moving forward with a draft Ordinance.

Mayor Dupper noted that staff was seeking direction and confirmed that the majority of the Council had directed staff to prepare and return with a draft ordinance for consideration; no formal vote.

5. New Business

5.A. Council Bill #R-2025-13- A Resolution Adopting the Measure I 5-year Capital Improvement Project (CIP) for Fiscal Years 2025/2026 through 2029/2030 [Public Works]- 8:19 PM

City Manager Thaipejr presented the Measure I 5-year Capital Improvement Projects providing an overview of the proposed Street Improvements projects for each fiscal year.

Motion by Ovidiu Popescu, seconded Ronald Dailey, passing by a vote of 5-0-0-0,
to Adopt Council Bill #R-2025-13 - RESOLUTION NO 3256 - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOMA LINDA, STATE OF CALIFORNIA, ADOPTING THE MEAS URE I FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR FY2025/2026 THROUGH FY2029/2030

6. Reports

6.A. Reports of Council Members- 8:25 PM

Mayor pro tempore Dailey reported that residents have expressed concerns with vehicles and motorcycles speeding along Huron St. at Cielo and Loma Linda Dr. and at Mountain View Ave., between Barton Rd. and Beaumont Ave.

Councilmember Rigsby stated that Huron St. is a curvy street and off-camber turns, and he expressed concern that the posted speed limit on Huron St. is not safe for the roadway conditions.

Lt. Smith responded that she would instruct her Deputies to conduct additional patrols in the area.

6.B. Reports Of Officers- 8:30 PM

City Manager Thaipejr stated that he would like to schedule a presentation by the City Attorney on June 24, 2025. The presentation, estimated to last 30 to 45 minutes, will cover the Brown Act and the role of a Council Member. He added that the Planning Commission would be invited to attend. Following discussion that included scheduling conflicts of the upcoming meetings among the Council, it was the consensus of the City Council to hold their July meeting on July 1, 2025, schedule the City Attorney's presentation at that meeting, and cancel the regular City Council meeting of July 8, 2025.

City Clerk Arreola informed the City Council that the agendas for the City Council, Housing Authority, and Successor Agency will be consolidated into a single agenda, a process successfully implemented by other cities. She explained that this change will streamline agenda preparation and the hearing process while reducing paper costs. Each item on the agenda will clearly indicate which governing body is responsible for its approval.

7. Adjournment

The meeting adjourned at 8:39 pm.

The Minutes were approve on August 12, 2025.